

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3702/1-13 BALSTON STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

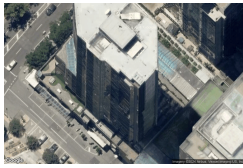
Date of sale

1802/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$635,000	10-Jul-24
2802/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$640,000	08-Nov-24
2902/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$645,000	10-Jul-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 November 2024



**1802/1-13 BALSTON STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$635,000** Sold Date **10-Jul-24**

Distance **0km**



**2802/1-13 BALSTON STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price <sup>RS</sup> **\$640,000** Sold Date **08-Nov-24**

Distance **0km**



**2902/1-13 BALSTON STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$645,000** Sold Date **10-Jul-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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